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## MEMORANDUM

Date: 07/07/06 Job # CND06015.0  
To: Planning & Development Dept.  
Development Services Center  
City of Las Vegas  
731 S. 4<sup>th</sup> St.  
Las Vegas, NV 89101  
(702) 229-6301  
From: David Reynolds  
RHL Design Group, Inc.  
RE: SUP Submittal

To Whom It May Concern:

This justification letter is to the City of Las Vegas Planning department per the Special Use Permit Submittal Requirements.

### Project Description:

This application is being made to the City of Las Vegas as a request to establish a small-scale car rental office within the existing O'Bannon Plaza located at 2211 to 2259 S. Rainbow Blvd. The proposed operation would be for car rentals only; there would be no auto sales or moving truck rentals. As proposed, an area of approximately 1708 square feet (2219 S. Rainbow Blvd.) found within the existing convenience mall would be renovated to incorporate minor interior décor changes and improvements to accommodate a small customer counter area for rental services and related office space for an Avis employee. No additional square footage is being proposed. All proposed operations are to be conducted from within the existing convenience mall building.

Avis proposes to operate seven days a week and staff one employee per shift. Business hours would be Monday through Friday, 8:00am to 6:00pm, Saturday 8:00am to 4:30pm, and Sunday 10:am to 2:00pm. It is proposed for Avis to use designated parking spaces located on the property for car rentals and returns, as well as overnight parking for cars when they are not rented. A maximum of 12 rental cars may be located onsite at any given time (including overnight parking).

### Project Objective:

It is the objective of this proposed suburban rental car facility (in a multi-tenant commercial shopping center) to provide a valuable service and product to the local community and to hotel patrons. The proposed suburban car rental operation is expected to handle a much lower volume of rental cars than would a more typical urban rental office, or one located near an airport or auto mall. The typical customer that this proposed suburban rental operation will attract is expected to be out-of-town guests of local residents, or local residents who need a vehicle while theirs is being repaired.

### Offices

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BELLEVUE, WA  
MARTINEZ, CA  
PETALUMA, CA  
ROSEVILLE, CA  
SCOTTSDALE, AZ  
VANCOUVER, WA

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**Project Construction:**

From a physical standpoint there will be no exterior construction as part of this proposal other than the installation of a small exterior wall sign(s) (if approved) and the installation of the thin parking stall marker posts. Interior construction will be limited to the installation of a customer service area, wall shelving and possibly non-bearing half height cubicle walls in conjunction with the service counter.

**Project Findings of Fact:**

Presented below are findings of fact for the proposed project

**1. Necessity or Desirability** - The proposed suburban Avis rental car operation is a desirable use in that it will provide the local community and citizens of Las Vegas with a means to supply and provide rental cars for tourists and visitors, family and relatives and those displaced by a collision or automotive repairs. The proposed use will also provide a service and commodity to the community that will not only increase the tax revenue generation base, but will also contribute to the general well being of the neighborhood and community and the quality of life of the neighborhood and community.

**2. Health, Safety and General Welfare** - Due to the positioning of the proposed Avis operation within the existing convenience mall, the proposed operation will not create adverse impacts and will not be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

**3. Code Compliance** - Since the Avis operation is proposed to be placed within the existing convenience mall, and utilize existing parking spaces, the proposed use will comply and be in accordance with the regulations and conditions specified and contained in the City's Municipal and Development codes for such use and operation. We have also shown compliance to parking variance V-97-88 on sheet C-1 in form of a new calculation of the entire shopping center of which we will be changing from a 1/175 s.f. parking calculation to a 1/200 s.f. calculation per chapter 19.10 of the Las Vegas Zoning Code.

**General Plan** - The requested special use permit is for an operational that is permitted within the existing CC land use designation. No revisions or alterations to the City's General Plan are proposed. The granting of the requested CUP will not adversely affect the City's general plan or any governmental agency adopted plan. Lastly, the requested use is compatible with the City's General Plan.

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